

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
February 27, 2019
4:30 p.m.

MEMBERS PRESENT: J. Rogers, Chair, S. Bichel, D. Stevenson, N. Hollingshad, K. Howard, M. Shockley, C. Harrison and F. Moore

MEMBERS ABSENT: M. Looper

STAFF: P. Gucker, S. Holt, T. Stone, P. Buathier, A. Willis, R. Jeffers-Campbell, J. Hanna, G.Gordos and H. Hahn

COUNCIL MEMBERS PRESENT: None

CALL TO ORDER

Chairman Rogers called the meeting to order at 4:30 p.m. and Dr. Howard provided the invocation.

APPROVAL OF THE JANUARY 23, 2019 MINUTES

MOTION: By Mr. Bichel, seconded by Mr. Stevenson to amend the minutes to show on page 11 the “CVU” should be CBU”. The amendment carried unanimously by voice vote.

The minutes as amended carried unanimously by voice vote.

Preliminary Subdivision Applications

VA-2019-011, Tony Pierce (Setback Variance)

Ms. Jeffers-Campbell addressed the Commission members with a variance request to relax a 50 foot setback required for a home site. Due to the topography and location of utilities. The applicant has recently purchased a new home and to replace the home that was formerly on this site. Once the old home was removed the site lost its grandfathered status. The request is to permit a 23 foot setback which was the setback provided by the former home site.

Ms. Jeffers-Campbell stated staff recommends approval of the variance as requested. Per site evaluation, the parcel is characterized by steep slopes towards the rear of the property limiting the total buildable area. While Highway 11 is classified as an arterial road, this segment of Highway 11 only has 1900 average daily trips. Due to the unique topography of the site, the

strict application of setback requirements would restrict the applicant from developing his property in a reasonable manner creating a hardship.

MOTION: By Mr. Shockley, seconded by Mr. Stevenson to accept staff's recommendation and approve VA-2019-011. The motion carried unanimously by voice vote.

Rezoning Requests

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2019-14
APPLICANT:	William Derek Turner for Bobby M., II and Lisa P. Safrit
PROPERTY LOCATION:	Wood Duck Way
PIN/TMS#(s):	0538070100800
EXISTING ZONING:	R-12, Single-Family Residential and R-15, Single-Family Residential
REQUESTED ZONING:	R-S, Residential Suburban
ACREAGE:	20.6
COUNCIL DISTRICT:	21 – Roberts
ZONING HISTORY:	The parcel was originally zoned R-15, Single-Family Residential in May 1970, as part of Area 1. A portion of the parcel was successfully rezoned R-12, Single-Family Residential in 1996, CZ-1996-105.
EXISTING LAND USE:	vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 & R-S	single-family residential and vacant wooded land
East	R-12	vacant wooded land
South	R-20	single-family residential and vacant wooded land
West	R-12	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Units	Total Units
Current	R-12	3.6 units/acre	4.4	15 units	62 units
	R-15	2.9 units/acre	16.2	47 units	
Requested	R-S	1.7 units/acre	20.6	35 units	35 units

A successful rezoning will reduce 27 possible dwelling units.

ROADS: Hammett Road: two-lane State-maintained local
Wood Duck Way: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Brushy Creek Road	2,360' NE	18,600	17,600 -5.4%	20,900 18.7%

ANALYSIS: In 1996, 16.9 acres of the proposed property was rezoned from R-12, Single-Family Residential to R-15, Single-Family Residential with rezoning case CZ-1996-105. Flood Plain and Flood Way are present on the property. No structures can be placed in the Flood Way. There are currently two parcels served by Wood Duck Way and both parcels have the same owner. There is no public transit in this area.

SUMMARY:

The subject parcel zoned R-12 and R-15, Single-Family Residential, is 20.6 acres of property located on Wood Duck Way approximately 1.4 miles southwest of the intersection of South Suber Road and Brushy Creek Road. The parcel has approximately 880 feet of frontage along Wood Duck Way and 23 feet of road frontage along Hammett Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is to build a barn for storage and possibly farm animals.

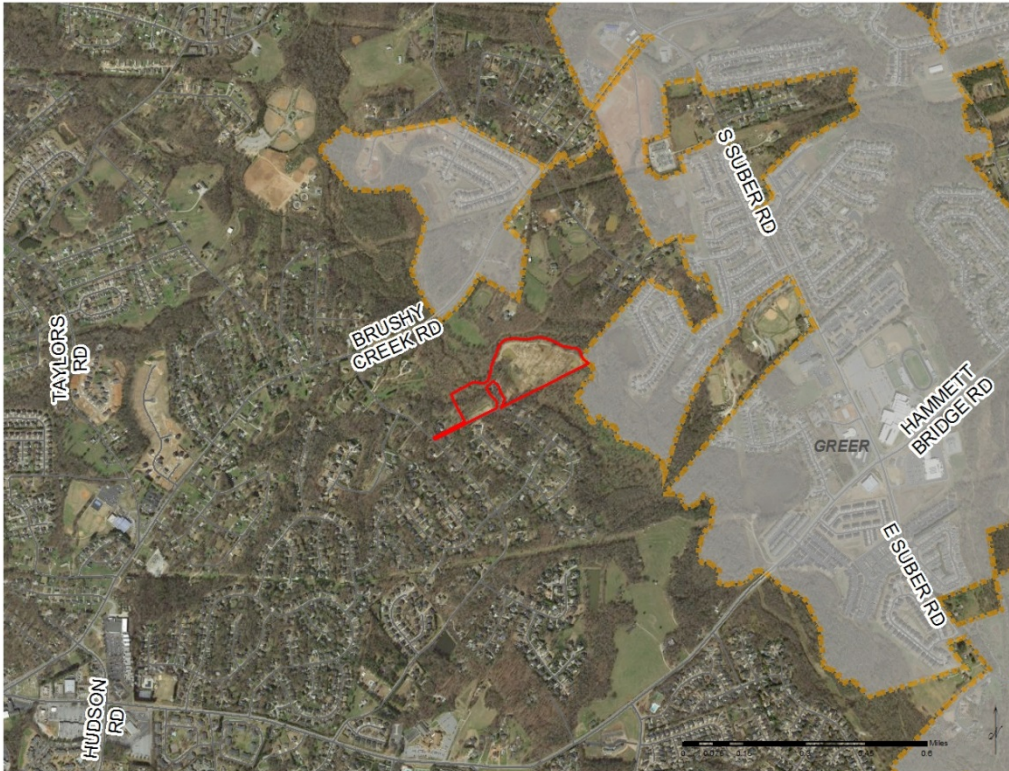
CONCLUSION:

The subject site is surrounded by residential zoning and land uses. The applicant is requesting to rezone to R-S, Residential Suburban for the use of a barn and farm animals. Staff is of the opinion the requested zoning would have minimal impact to abutting properties and is consistent with the surrounding zoning and land uses.

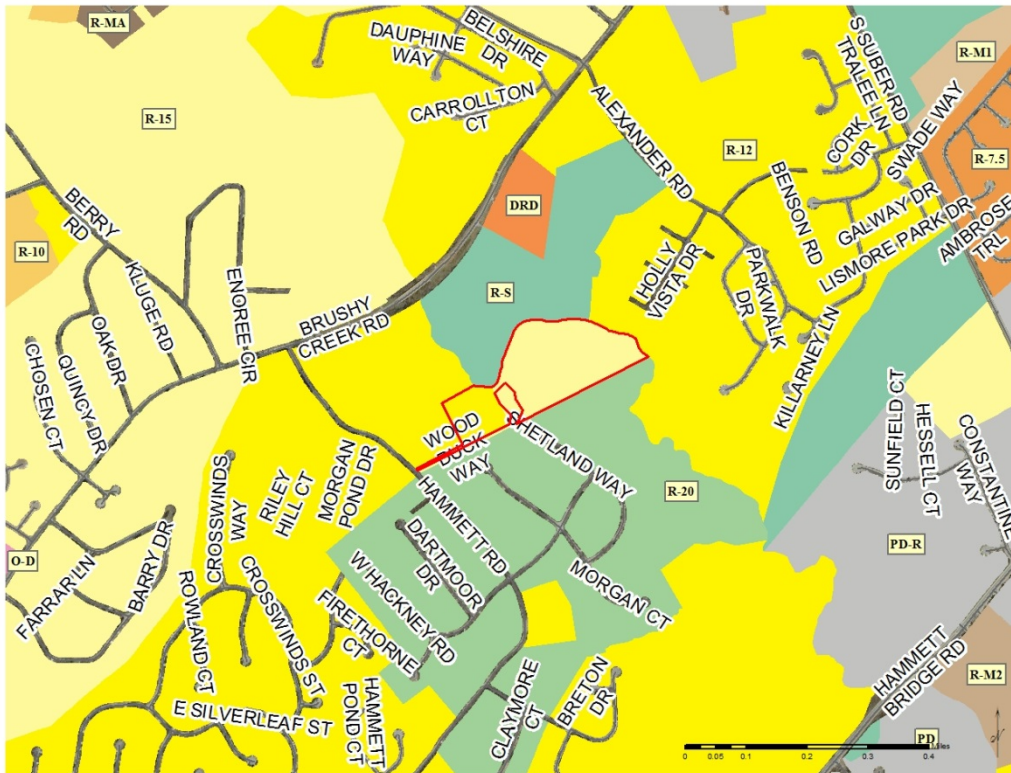
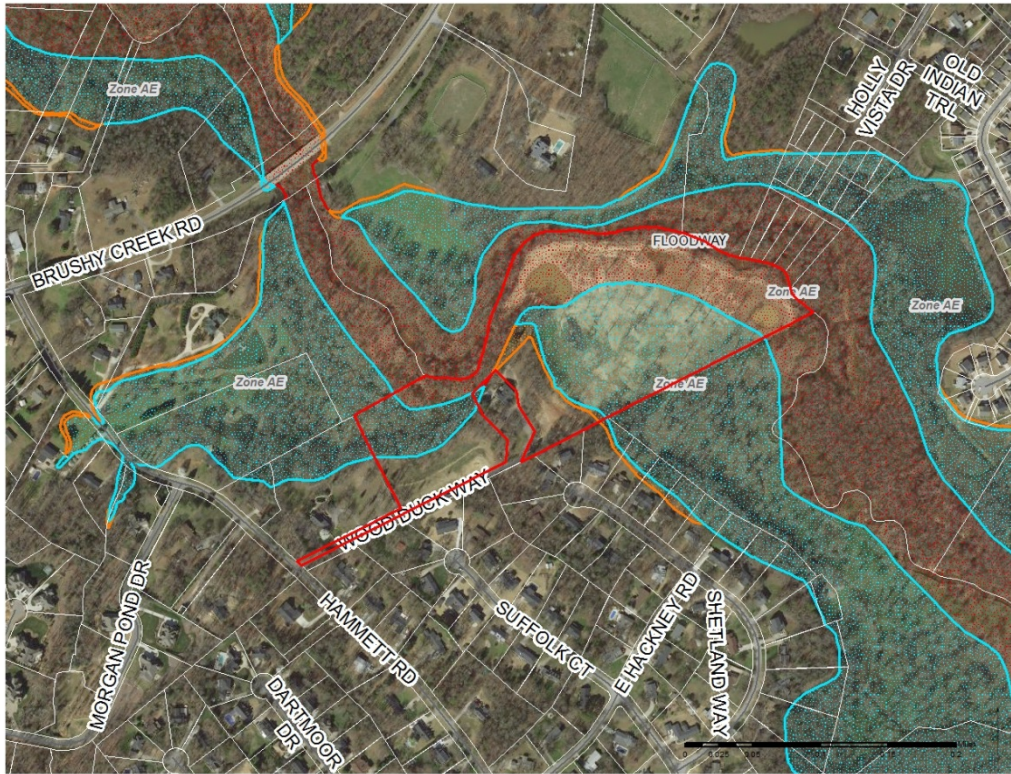
Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.

MOTION:

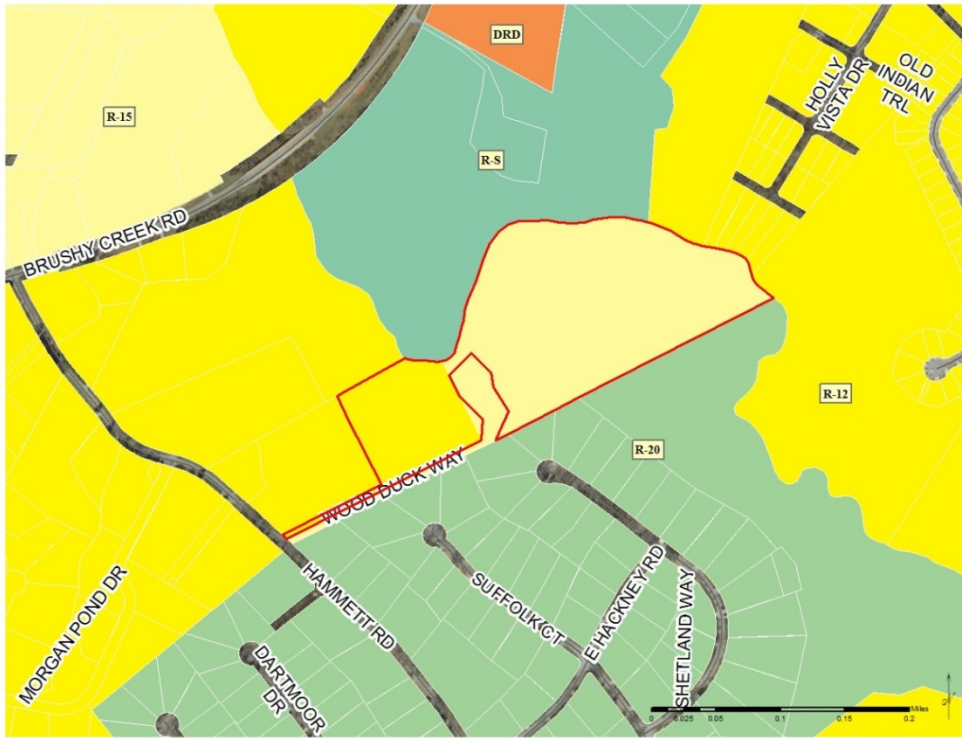
By Mr. Shockley, seconded by Mr. Harrison to approve CZ-2019-14. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-15

APPLICANT: Clayton V. Kerr, Pickens Federal Credit Union for C. Louise Kerr

PROPERTY LOCATION: 115 Farris Bridge Road

PIN/TMS#(s): B015000201700

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in April 1972, as part of Area 3. There was a successful C-1, Commercial zoning request in 1996, CZ-1996-97.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	vacant wooded land
East	O-D	vacant pasture land
South	R-12	single-family residential
West	R-12	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan and is designated as *Low Density Residential* which prescribes 0 to 4 units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	1	12 units
Requested	R-12	3.6 units/acre		3 units

A successful rezoning will reduce up to 9 dwelling units.

ROADS: Farris Bridge Road: five-lane state-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Farris Bridge Road	1150' NW	11,600	13,300 14.7%	14,300 7.5%

ANALYSIS: In 1996, the subject property was rezoned from R-12, Single-Family Residential to C-1, Commercial; with rezoning case CZ-1996-97. The applicant is requesting to rezone the property back to R-12, Single-Family Residential for the existing use of residential. The property has R-12, Single-Family Residential zoning abutting 3 sides of the property.

Currently, bus/transit Route 9 inbound runs along Farris Bridge Road. When the routes change per the Comprehensive Operations Analysis (COA), Route 9 will be rerouted to Sulphur Springs Road where it will meet with Route 2 on Eunice Dr.

SUMMARY: The subject parcel zoned C-1, Commercial, is 1 acre of property located on Farris Bridge Road approximately 0.6 miles southeast of the intersection of Farris Bridge Road and White Horse Road. The parcel has approximately 165 feet of frontage along Farris Bridge Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

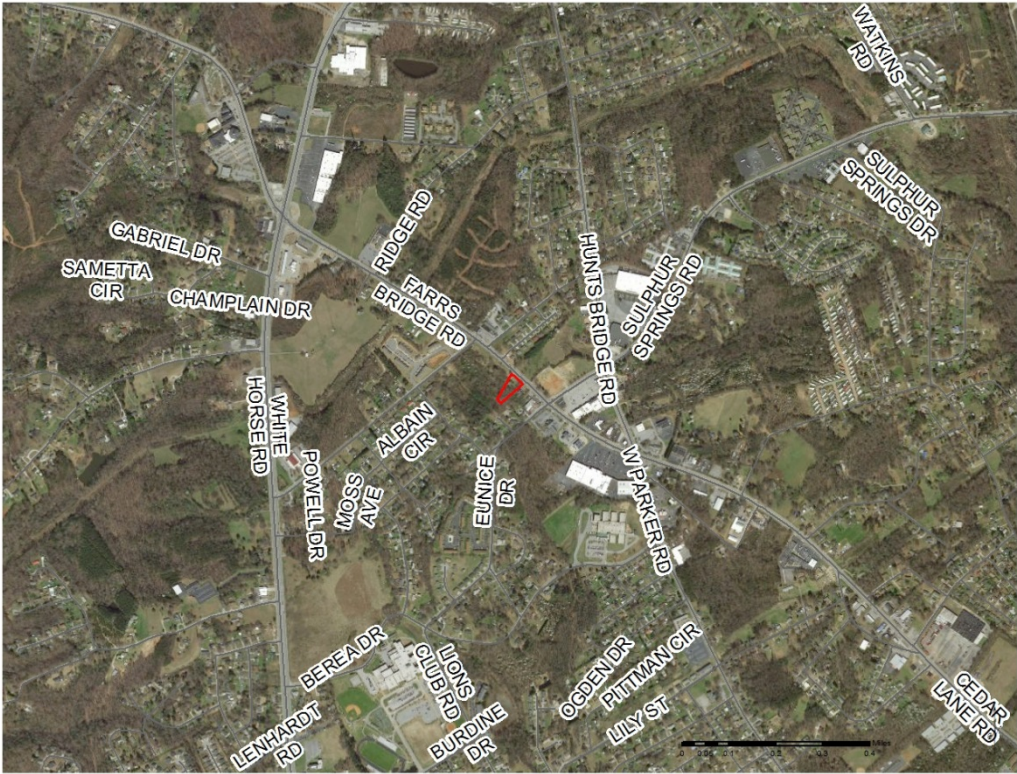
The applicant states the proposed land use is for single-family residential.

CONCLUSION: The subject site along Farris Bridge Road and is surrounded by single-family residential and vacant land uses. Single-Family Residential zoning is present to the north, south and west of the subject site; with O-D Office District across the street. This parcel was rezoned originally in 1996 from R-12, Single-Family Residential to C-1, Commercial, but has remained a single-family residence since then. Staff believes the requested rezoning to R-12 is appropriate based on the surrounding

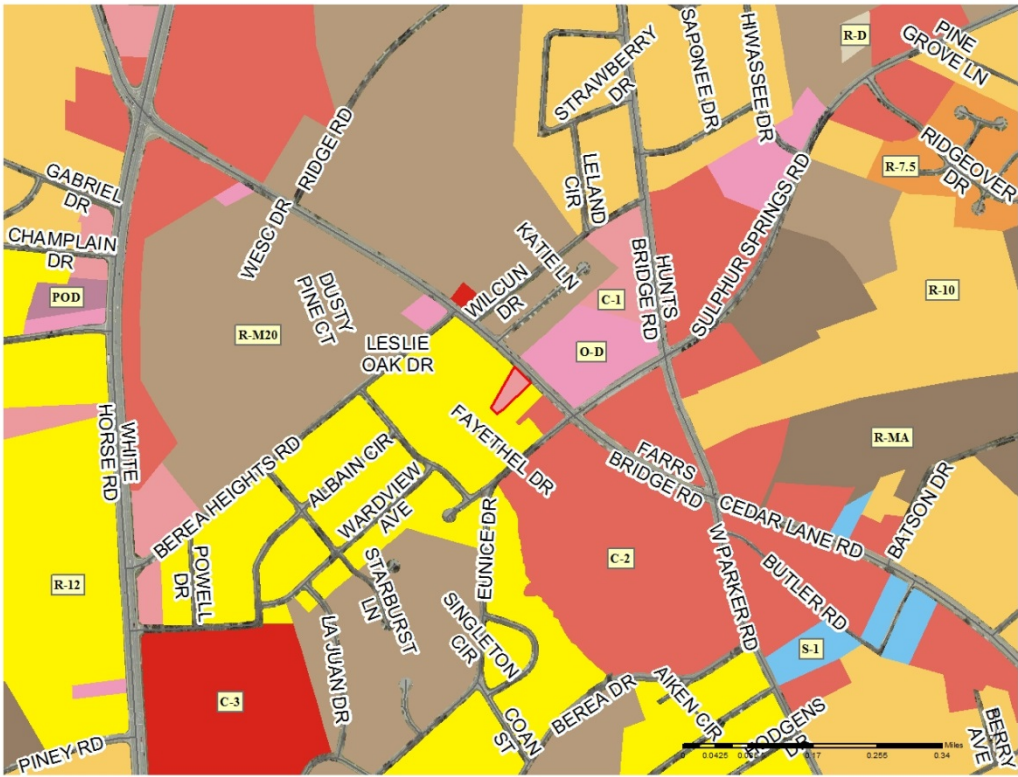
zoning and land use. The requested rezone is also consistent with the Berea Community Plan, which recommends Low Density Residential.

Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

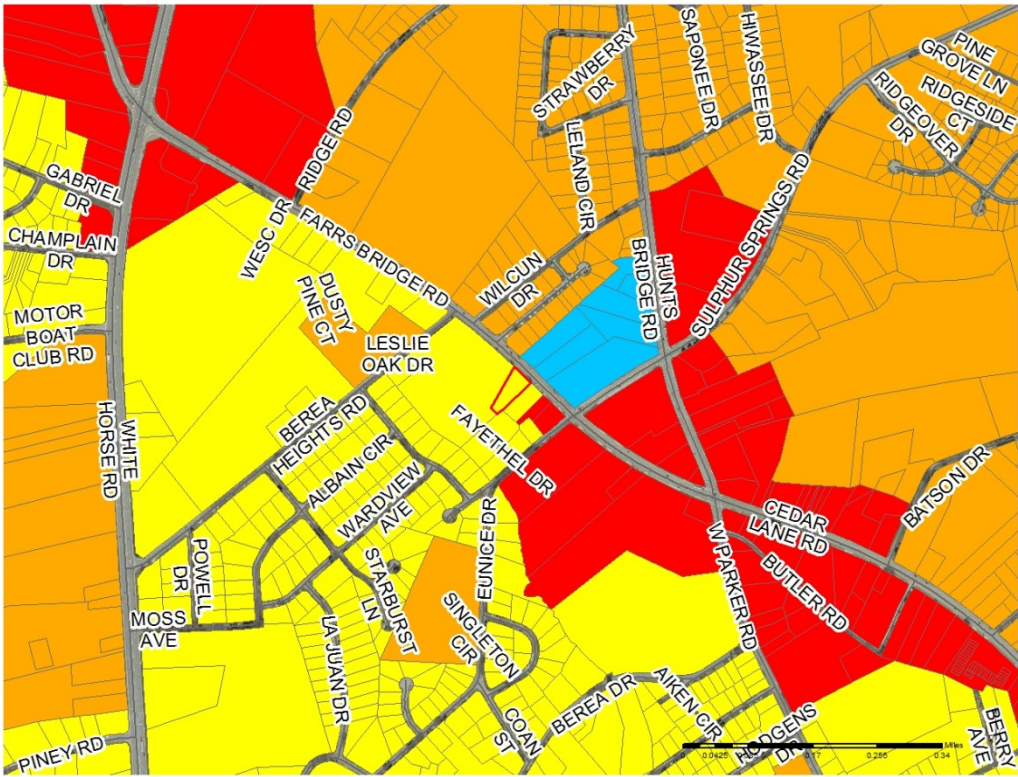
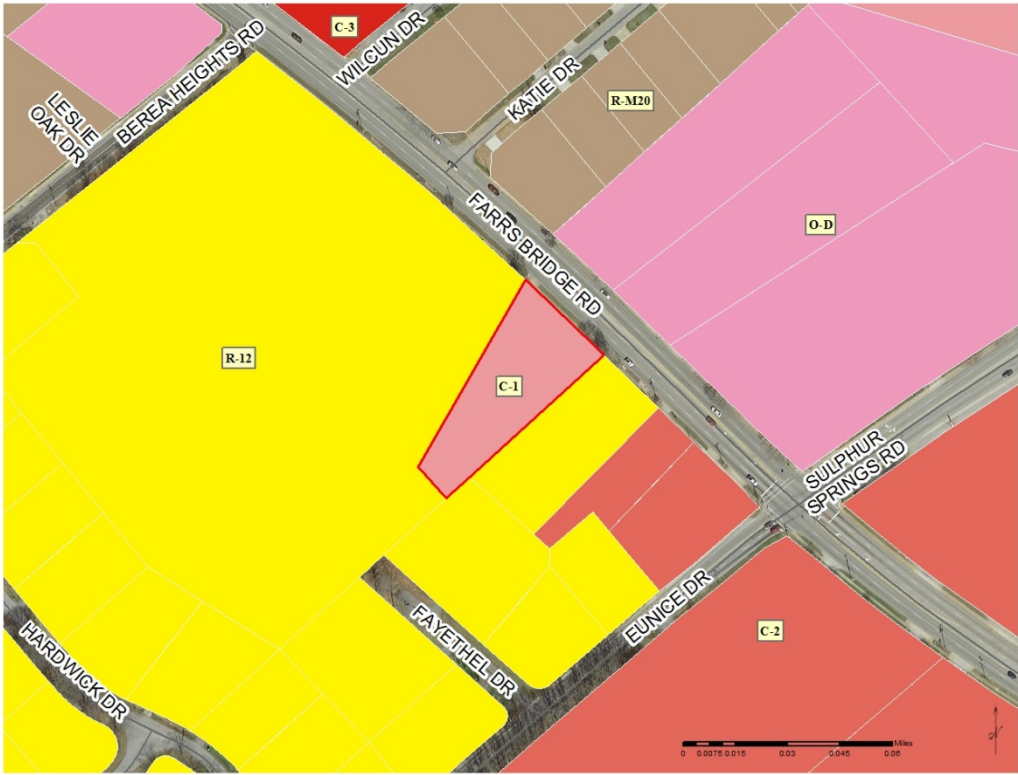
MOTION: By Dr. Howard, seconded by Mr. Stevenson to approve CZ-2019-15. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Future Land Use Map, Berea Community Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-17

APPLICANT: Francis Marion Summey for Allsum LLC

PROPERTY LOCATION: 334 White Horse Road

PIN/TMS#(s): 0376000301000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.14

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-2, Commercial, in May 1971, as part of Area 2.

EXISTING LAND USE: office with storage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	service garage and vacant land
East	R-12, C-2	single-family residential and offices
South	S-1, C-2	auto sales and single-family residential
West	C-3, S-1 & I-1	retail, service and mobile home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated as *Commercial*.

ROADS: White Horse Road: five-lane State-maintained major arterial
Whiller Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road Extension	835' SE	7,800	7,400	8,400
			-	13.5%
			5.1%	

ANALYSIS:

The property is designated as Commercial in the South Greenville Area Plan. There is no transit in the area but when the routes change per the Comprehensive Operations Analysis (COA), Route 10 will go along this property at White Horse Road.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 2.14 acres of property located on White Horse Road approximately 0.13 miles northwest of the intersection of White Horse Road and Augusta Road. The parcel has approximately 200 feet of frontage along White Horse Road and approximately 200 feet of frontage along Whiller Drive. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a construction office and industrial service.

CONCLUSION:

The subject site abuts mainly commercial zoning with some single-family residential and service zoning. The surrounding land uses consist of auto sales, service garage, single-family residential, vacant land, a mobile home park and offices. Staff is of the opinion the current zoning of C-2, Commercial is appropriate for this area based on the surrounding land uses and zoning. The requested rezoning to S-1, Services is also not consistent with the South Greenville Area Plan recommending Commercial as the appropriate land use.

Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

Mr. Stevenson stated the property was currently commercial, he asked staff if they knew how long Stover Mechanical had been there, how many years. He asked was it before C-2 or after?

Ms. Buathier stated she did not know, but she could say it was not permitted for any warehousing. It had lost any grandfathering status it may have had for any type of warehousing

Mr. Stevenson asked when that would have happened. He stated driving through

there is a form of a lot of warehousing. He stated he was confused as to how it became a commercial site as it look like service.

Ms. Buathier noted the applicant was present.

The applicant's representative (Mr. Givens Stewart, 202 Falls Creek Drive, Greenville, SC) noted the owner purchased the property in 2004. He stated the use is for light assembly.

Ms. Buathier noted if sold, the new owner would have to comply with the zoning.

Mr. Stevenson asked if there was a service organization that has either purchased the property or leasing it at this point or are going to.

The applicant's representative stated there was an active deal being negotiated, but there was nothing under contract.

Mr. Stevenson asked if this decision would predicate what happens.

The applicant's representative stated he did not know if it would, but it certainly impacts the value.

Mr. Harrison asked staff why they were losing the grandfather status.

Ms. Buathier stated it was her understanding it was no longer grandfathered. Even if it was grandfathered, if a new business comes in, they would have to do the exact same thing.

Mr. Stevenson stated it was a service business... even

Ms. Buathier stated the records indicate it is an office with storage.

Mr. Stevenson stated something he has noticed that goes on quite regularly is asking for the changing of properties in zoning on speculation. The last one that was just approved, that was something that was never used as a piece of Commercial property and we are reversing it back, he thinks appropriately. He stated he just had reservations about doing something on speculation.

MOTION: By Mr. Stevenson, seconded by Mr. Moore to deny CZ-2019-17.

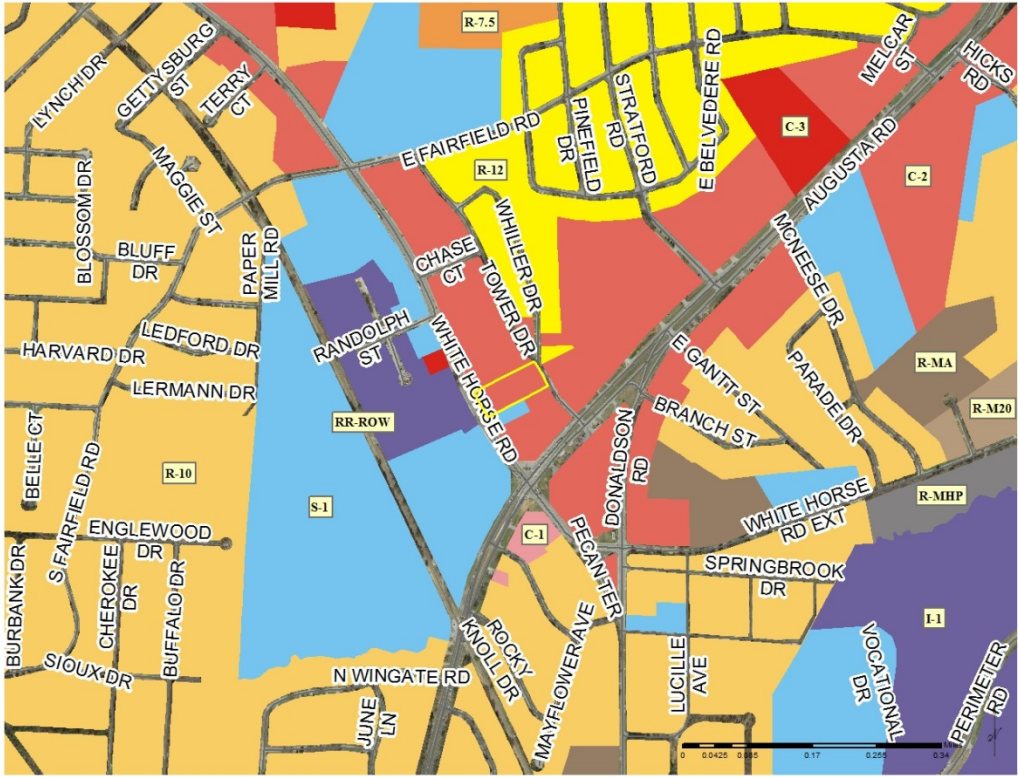
Chairman Rogers stated that was a good point, and everyone should remember anytime a zoning classification is changed, anything that can go in that zoning classification can be done there. It may or may not be what the applicant states.

Mr. Shockley stated it really was tough on land use, private property rights things when you have an existing business that has been operating in a small manufacturing way or any other way. Then somebody wants to do something that may be similar or whatever and it is no longer grandfathered or is grandfathered but not for them because it is not the exact, I don't know how we interpret the exact business. If somebody buys the existing business and continues to operate it, that is pretty easy. If someone does and HVAC business and does it a little different than the person before, he doesn't know how that was. He stated he felt these were really tough calls to make. He did understand staff's recommendation. It was really tough to put on the Commission as well as the clients and customers and owners what zoning should be there and what happens. Mr. Shockley stated he did understand Mr. Stevenson's concern and we don't change zoning and then something else goes in there that we really don't know what it would be. It does have some affect over how you market something, what kind of clientele you do have in there. He stated he would love to have a workshop in the future and figure out a way to make it palatable for us, the county, and whoever has a need.

Mr. Stevenson agreed, he felt there needed to be some flexibility.

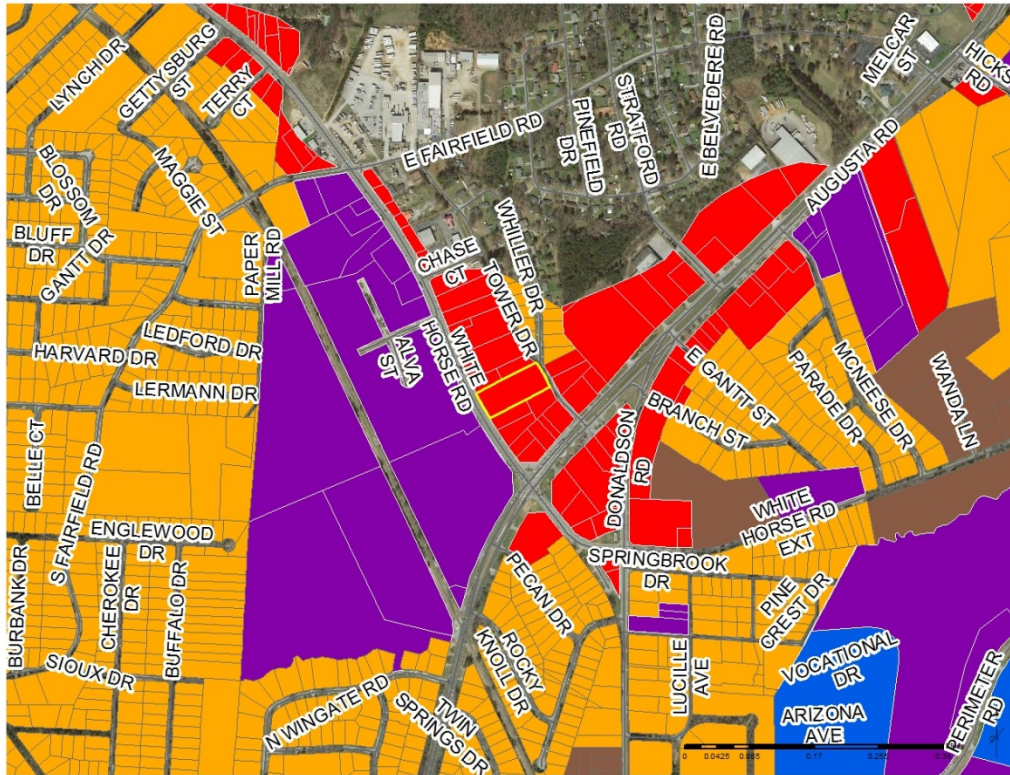
The motion to deny CZ-2019-17 carried unanimously by voice vote.





Zoning Map





Future Land Use Map, South Greenville Area Plan

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2019-18
- APPLICANT:** Chad Stepp for SJJ Property Development, LLC and Business Park Properties, LLC
- PROPERTY LOCATION:** Fork Shoals Road
- PIN/TMS#(s):** 0420000101200 (portion) and 0420000101600 (portion)
- EXISTING ZONING:** C-2, Commercial
- REQUESTED ZONING:** S-1, Services
- ACREAGE:** 6.65
- COUNCIL DISTRICT:** 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2.

EXISTING LAND USE: storage and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	vacant wooded land
East	S-1	storage and vacant land
South	S-1	single-family residential
West	S-1	single-family residential, storage and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Conestee Community Plan, designated as *Service and Mixed Use*.

ROADS:
 Fork Shoals Road: two-lane State-maintained major collector
 Standing Springs Road: two-lane State-maintained major collector
 Business Park Court: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	790' S	7,300	6,800 -	8,300 22%
			6.8%	

ANALYSIS: At this time there is no transit in the area. The subject site is a part of the Conestee Community Plan recommending mixed use and service type uses such as warehousing, staging and light industrial. A portion of 0420000101600 was successfully rezoned to S-1, Services in 1997, CZ-1997-43.

SUMMARY: The subject parcel zoned C-2, Commercial, is 6.65 acres of property located on Fork Shoals Road approximately 0.75 miles southeast of the intersection of White Horse Road Extension and Fork Shoals Road. The parcel has approximately 775 feet of frontage along Fork Shoals Road, 525 feet of frontage along Standing Springs Road and 420 feet of frontage along Business Park Court. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for industrial/service and wholesaling, warehousing, flex space and distribution.

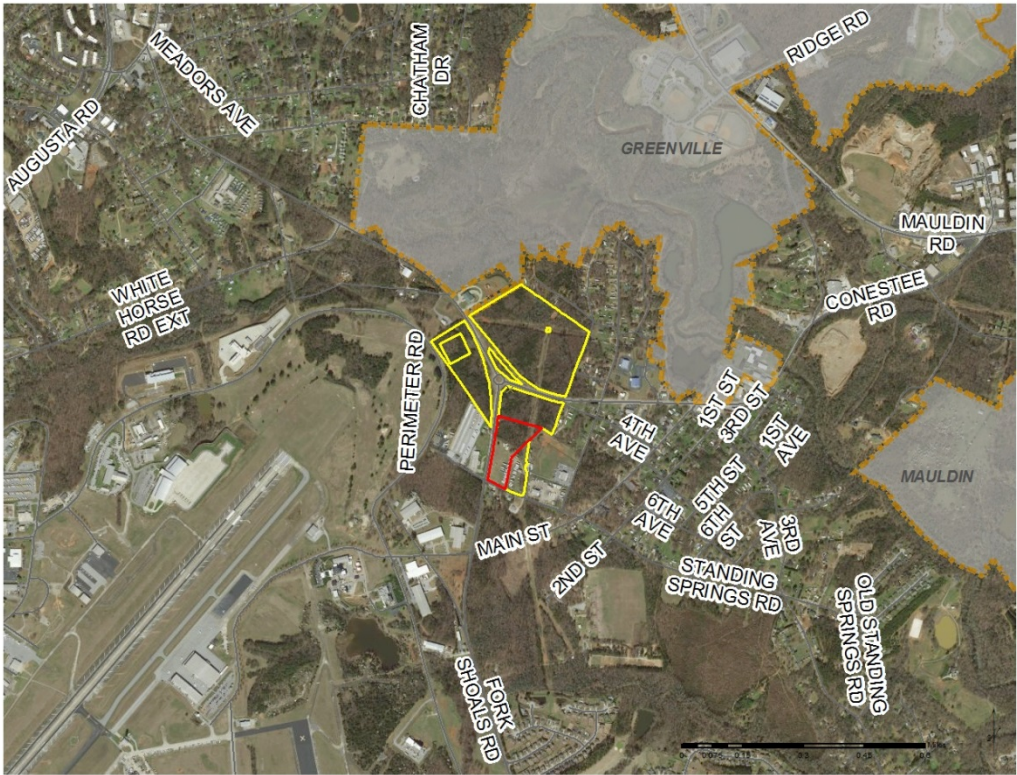
CONCLUSION:

The subject site is surrounded by mainly S-1, Services zoning to the east, south and west, with C-2, Commercial zoning to the north. Single-Family Residential, storage and vacant land uses about the site. Staff is of the opinion that this rezoning request to S-1, Services would be consistent with the surrounding zoning and land uses. The requested zoning is also consistent with the Conestee Community Plan.

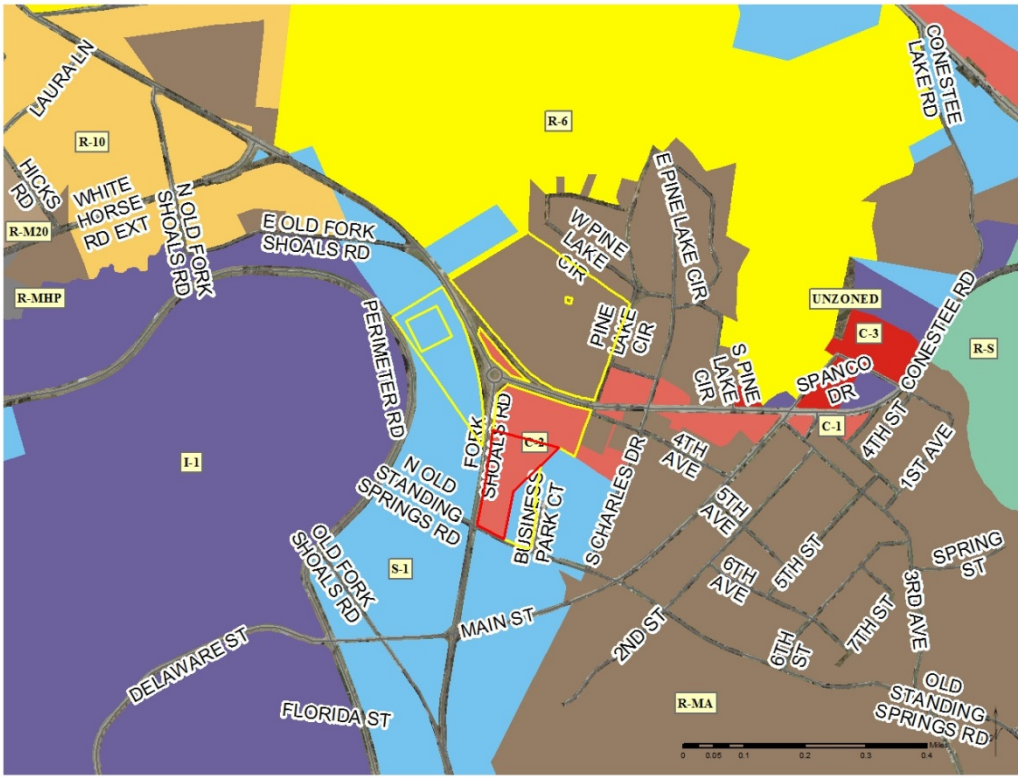
Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.

MOTION:

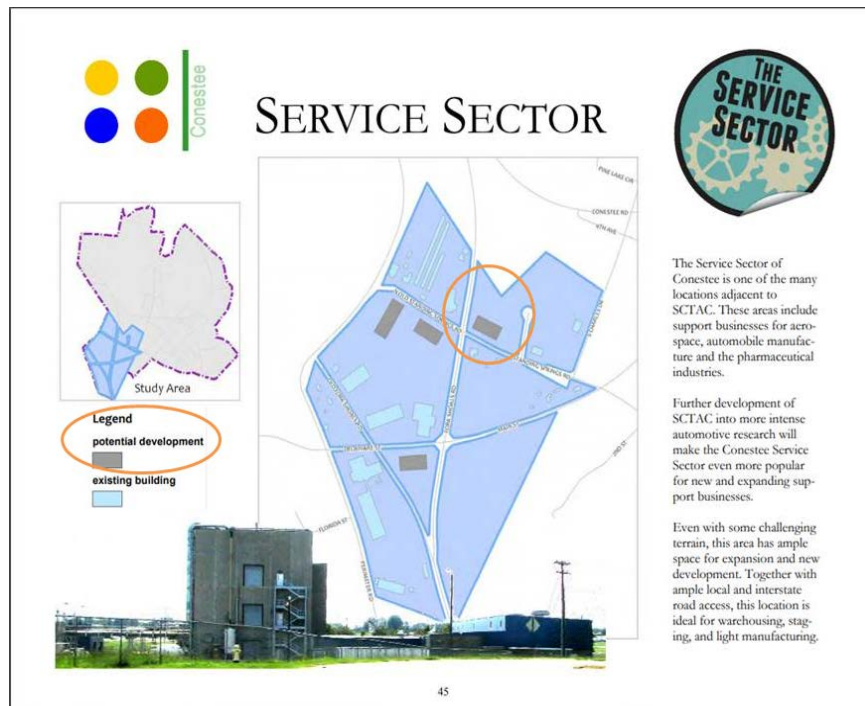
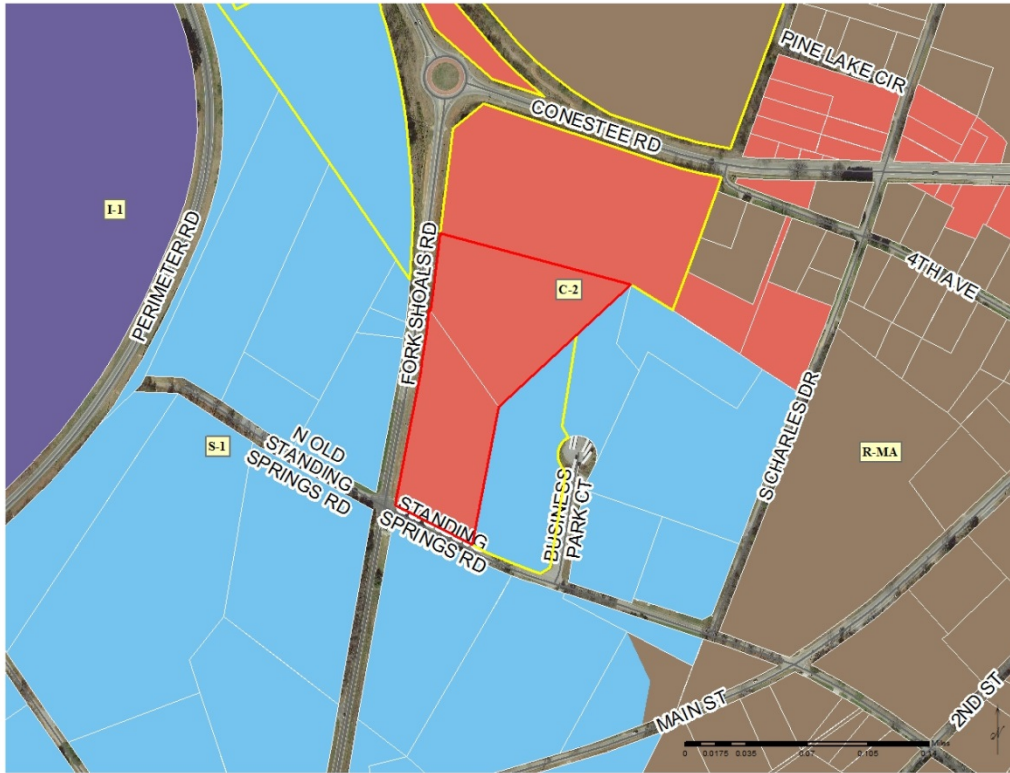
By Mr. Bichel, seconded by Mr. Shockley to approve CZ-2019-18. The motion carried unanimously by voice vote.



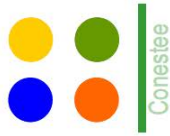
Aerial Photography, 2018



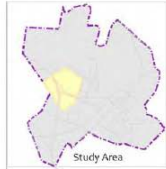
Zoning Map



Future Land Use Map, Conestee Community Plan



WEST GATEWAY



Legend

potential development

- multi-family
- mixed-use

potential land uses

- SCTAC entrance
- greenway



The West Gateway has been the subject of much attention during this planning exercise. A traffic circle (or roundabout), among the first installed in the county, was recently constructed to improve safety on Fork Shoals Road and Conestee Road.

This area has a high potential for development. The tracts of land surrounding the roundabout are under single ownership and together they offer a potential location for a wide variety of uses like mixed-use and residential developments in support of SCTAC/ CU-ICAR operations. The mixed-use footprint area as shown is over 200,000 square feet and the multi-family footprint is about 24,000 square feet with a potential for multiple floors. The park space proposed here is over two acres in size.

This area is a well-traveled corridor that lends itself nicely to community identification and way-finding opportunities. SCTAC has voiced interest in considering a formal entrance at the roundabout.

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2019-19
APPLICANT:	John Montgomery, Colliers International for NWH Properties LP, Moonville Investment Co. LLC and Rural Renaissance LLC
PROPERTY LOCATION:	Augusta Road, Ray Road and Carr Road
PIN/TMS#(s):	0594020103001, 0594020103000, 0594020102900, 0594020102800 and 0602020101700
EXISTING ZONING:	R-R1, Rural Residential
REQUESTED ZONING:	BTD, Business Technology District

ACREAGE: 252.15

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14.

EXISTING LAND USE: single-family residential, retail, vacant wooded and pasture land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3, R-S, R-MA & R-R1	warehouse, single-family residential, vacant wooded and pasture land
East	R-S, R-R1 & MHP	single-family residential and mobile home park
South	R-R1, R-MA & FRD	single-family residential, retail, vacant wooded and pasture land
West	Unzoned	single-family residential, retail, service garage, cemetery and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: ReWa Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Business and Light Manufacturing, Commercial and Transitional Residential* which prescribes 2 to 3 units per acre.

ROADS: Augusta Road: five-lane State-maintained major arterial
 Ray Road: two-lane County-maintained sub collector
 Carr Road: two-lane County-maintained sub collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Augusta Road (south of site)	2,200' S	15,300	13,500 - 11.8%	17,100 26.7%
Augusta Road (north of site)	6,780' N	19,600	20,000 2%	19,700 -1.5%

ANALYSIS: There is no transit in this area and no plans of transit to this area. The subject site is a part of the South Greenville Area Plan

recommending business and light manufacturing for all of the parcels except one, 0602020101700. Parcel 0602020101700 recommends Commercial and Transitional Residential.

SUMMARY:

The subject parcel zoned R-R1, Rural Residential, is 252.15 acres of property located on Augusta Road approximately 0.25 miles north of the intersection of Augusta Road and Sandy Springs Road. The parcel has approximately, 4,800 feet of frontage along Augusta Road, 1,600 feet of frontage along Ray Road and 80 feet of frontage along Carr Road. The applicant is requesting to rezone the property to BTM, Business Technology District.

The proposed BTM zoning classification is to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. This district also provides for flex space where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions. A conceptual layout has been provided with this submittal and is provided with this staff report.

Buffers and Landscaping:

A landscape buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residential land use and/or zoning district properties. Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building. Minimum landscaping requirements are to be installed on common areas or individual properties within the park.

Setback/Height:

No building or structure shall be erected nearer than 100 feet from all street right-of-way lines or 50 feet from any interior side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential land use and/or zoning district property. No building or appurtenance shall exceed a height of 90 feet above the finished building grade.

Outside Storage:

No outside storage of material shall be allowed within the park. Products that are the end result of manufacturing processes occurring on-site may be stored in an area that is either

screened from all adjacent properties and street right-of-ways or buffered by a forested area no less than fifty (50) feet in total depth.

Noise, Odor, Vibrations, Emissions:

All noises, odors, vibrations, emissions of smoke, dust or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park.

Signage:

Signs within the BTM district will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance.

Traffic Impact Study (TIS):

A traffic impact study is required with the BTM zoning classification and one was supplied with this submittal. Greenville County Traffic Engineers have gone over the submitted traffic study and agree with its findings. A summary of the Traffic Impact Study is attached to this staff report.

CONCLUSION:

The BTM zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment and other zonings in the surrounding areas. The subject site is located along Augusta Road, a five lane major arterial road. Sewer and water are both available on site. Staff is of the opinion that the requested zoning is appropriate based on its close proximity to major arterial roads, commercial, service industrial type zoning to the north and south of the subject site, and that it is consistent with the South Greenville Area Plan recommending business and light manufacturing for most of the proposed rezoning.

Based on these reasons staff recommends approval of the requested rezoning to BTM, Business Technology District.

Dr. Howard stated she was excited about the possibility in this area. She wanted to go on record as far as the buffers and landscaping. She stated on Carr Road there were many families who have been there 30 years, or longer. There was concern there, as there would be with this in your back yard. She asked Mr. Montgomery to approach the podium. She stated again, this was simply for the record, as you know good people back there, in the back yard, and when they walk out their back door what would they expect to see.

John Montgomery, 55 East Camperdown Way, Greenville, SC

Mr. Montgomery referenced the zoning classification and stated he provided the Planning Department an image that shows the buffer requirements and setbacks which are quite stringent. He stated the zoning classification states “no building or structure shall be erected nearer than 100 feet from all street right of way lines, or 50 feet from any interior side or rear property line. No building shall be located no closer than 150 feet from residential land use or zoning district properties.” He stated the property owners have committed to putting covenants and restrictions on this property to classify it as a Class A park. With that it will carry strict design guidelines for the property.

Dr. Howard thanked Mr. Montgomery.

Mr. Harrison stated he had some of the same concerns as Dr. Howard. He stated he understood the concerns of the citizens at the Public Hearing, but he believes this BTD helped alleviate a lot of those concerns. He stated he was excited about this first BTD.

Mr. Moore asked how much square footage of Class A space would there be.

Mr. Montgomery stated this was just a conceptual plan, it could be up to 2 and one half million square feet of commercial space.

Mr. Stevenson asked if there was a projected timeline.

Mr. Montgomery stated it was probable a five to ten year plan, based on the economy.

Mr. Bichel asked if there were height restrictions.

Mr. Montgomery stated it was 90 feet above finished building grade. In addition, he stated they would not allow cell towers or tall radio towers or things like that.

Mr. Bichel asked staff if the Commission would see these plans like an FRD or PD.

(Could not hear staff's answer, the microphone was not on)

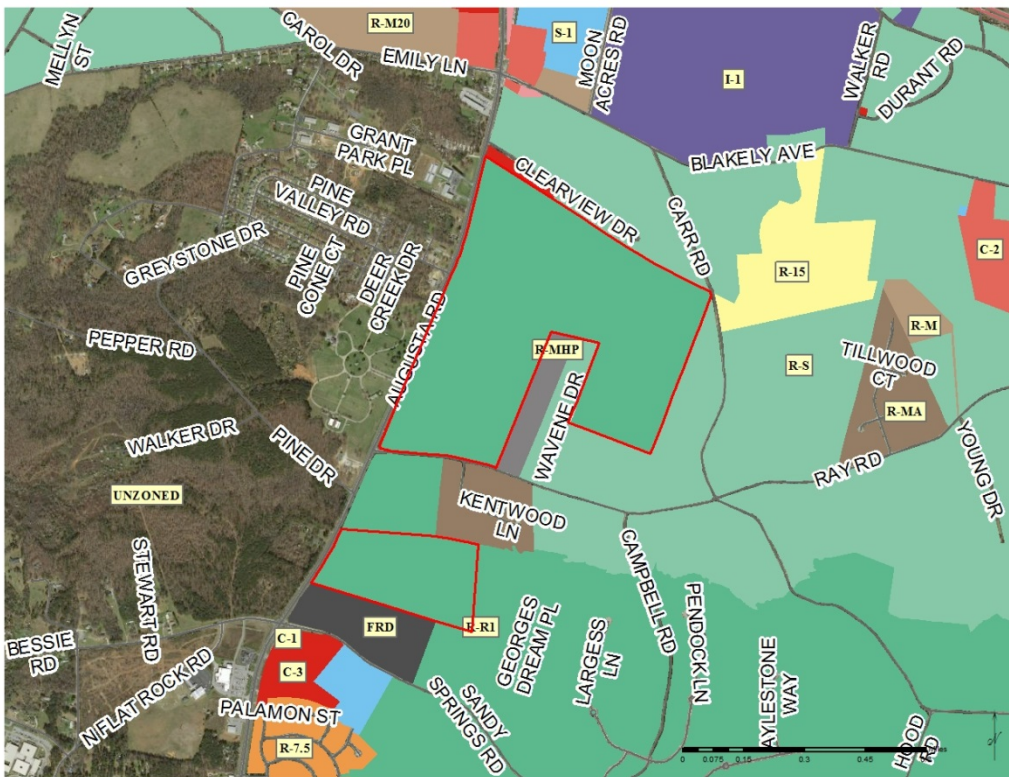
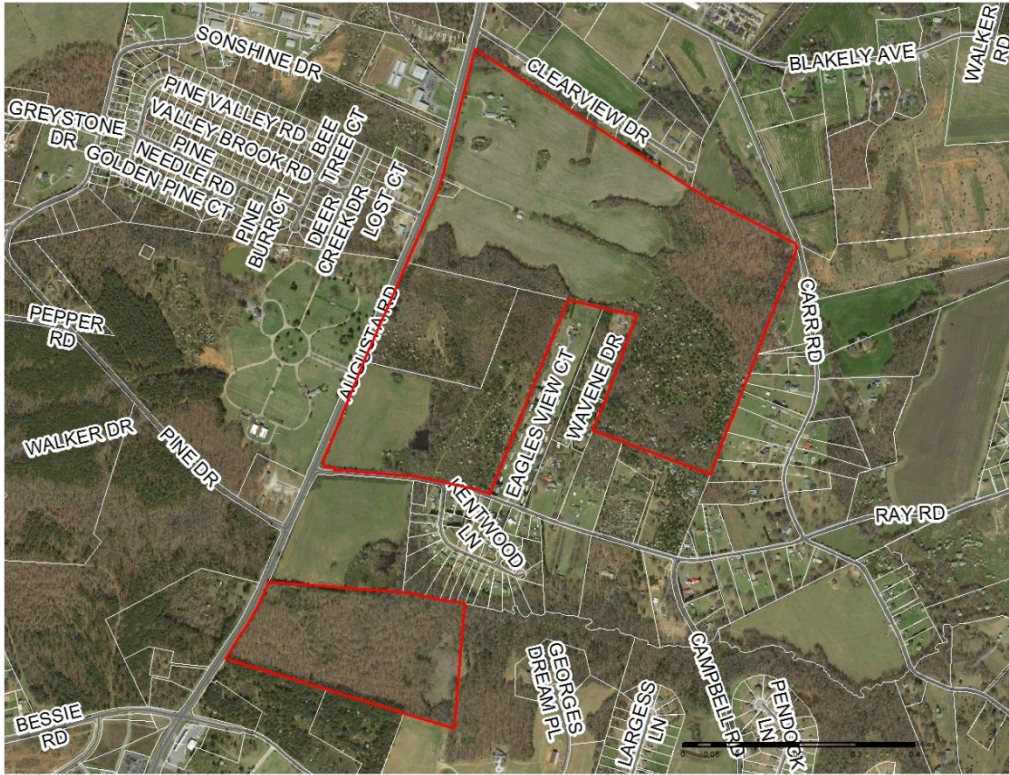
Dr. Hollingshad echoed the praise for the project. Also, for the record he stated he did not have any interest in or association with NWH Properties LP. He mentioned that because those were his exact initials.

MOTION:

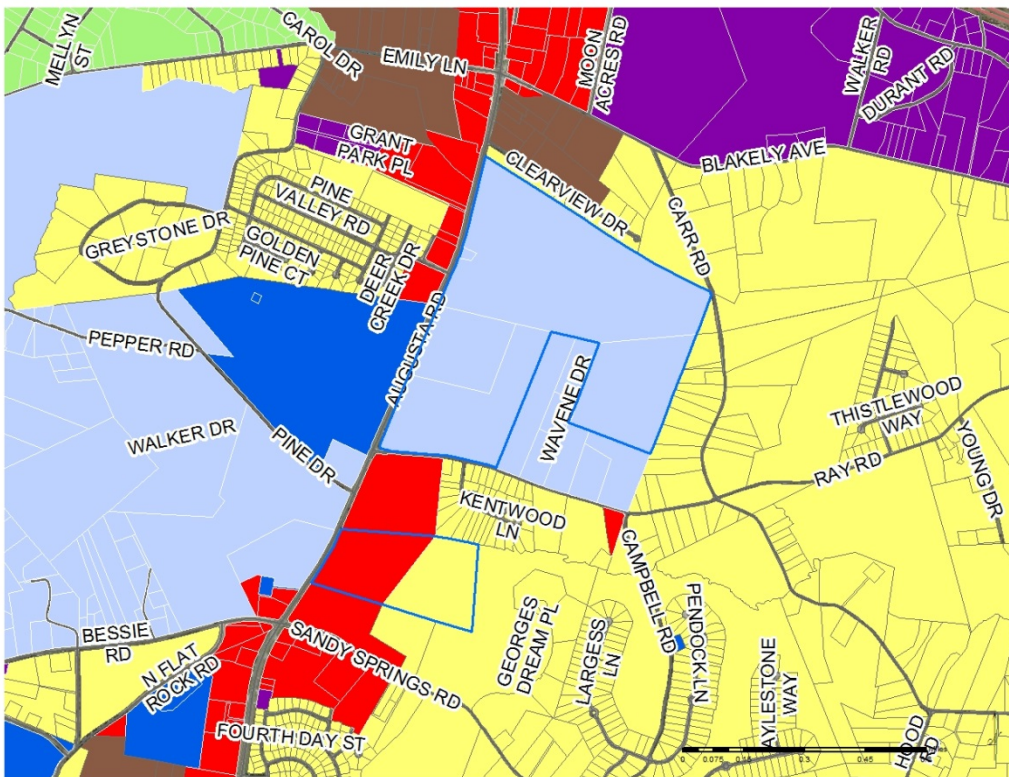
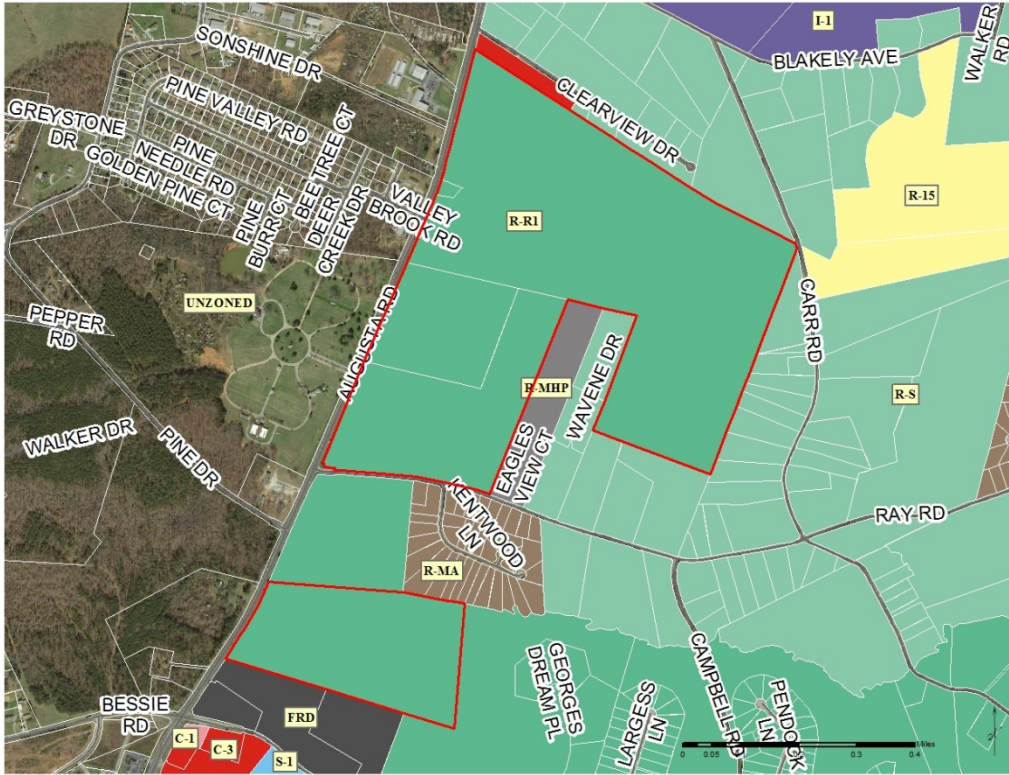
By Dr. Howard, seconded by Mr. Stevenson to approve CZ-2019-19. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Future Land Use Map, South Greenville Area Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CP-2019-02

APPLICANT: Greenville County Planning Department

SUMMARY: Since 2017, the Greenville County Planning Department has worked with a variety of residents and community stakeholders of the City View area to develop the **City View Community Plan**. This work was conducted through a variety of community meetings, Steering Committee meetings, and outreach efforts to solicit input and educate community members on potential development scenarios along with strategies for addressing immediate needs.

The **City View Community Plan** addresses the needs and vision of the community through three core principles: Community Spirit, Community Safety, and Community Development. These principles layout multiple strategies for engaged community members along with recommended development patterns that reflect the vision of the participants.

CONCLUSION: Therefore, staff is requesting that the **City View Community Plan** be recommended by resolution and forwarded to County Council for consideration as an amendment to the Imagine Greenville County Comprehensive Plan.

MOTION: By Mr. Shockley, seconded by Dr. Howard to approve CP-2019-02. The motion carried unanimously by voice vote.

PLANNING REPORT

Sarah Holt addressed the Commission members with an update to the progress with the Comprehensive Plan. She noted there was one Community Meeting left. Ms. Holt stated there had been great participation and feedback. She briefed the members on the next phase. Also, the Planning Commission Workshop will be on March 20th at noon to discuss the Comprehensive Plan findings and the process going forward. She touched briefly on the other community meetings as well as the various commercial projects and zoning activity for the month.

Dr. Howard applauded the staff for the good work being done with the Comprehensive Plan.

MONTHLY MEETINGS

A list of monthly meetings were included in each agenda packet.

OLD BUSINESS

Planning Commission Bylaws

Chairman Rogers held the discussion on the Commission Bylaws until the next meeting.

NEW BUSINESS

Chairman Rogers appointed Chris Harrison as Chairman and sole member of the Nominating Committee.

ADJOURN

MOTION: Without objection the meeting adjourned at 5:14 p.m.

Respectfully submitted

Recording Secretary